



City of Chicago



SO2016-1619

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-I at 2529-2537 W Fullerton Ave - App No. 18694T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18694T1
INTRO DATE
03/16/16

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map No 5-I in the area bounded by

West Fullerton Avenue; a line 100 feet east of and parallel to North Maplewood Avenue; the alley next south of and parallel West Fullerton Avenue; and North Maplewood Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2529-2537 West Fullerton Avenue

17-13-0303-C (1) Narrative Zoning Analysis – Substitute Narrative and Plans
2529-2537 West Fullerton Avenue, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

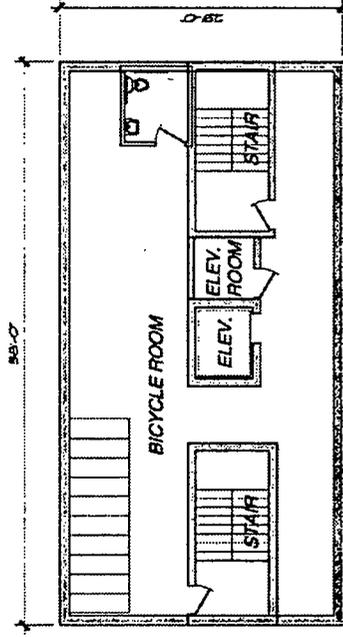
Lot Area: 10,200 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with partial basement) mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 5). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and measure 55 feet – 3 inches in height.

- (a) The Project’s Floor Area Ratio:
30,600 square feet (3.0 FAR)
- (b) The Project’s Density (Lot Area Per Dwelling Unit): 400 square feet
- (c) The amount of off-street parking:
19 parking spaces
- (d) Setbacks:
 - a. Front Setback: 0
 - b. Rear Setback: 0 (Grade Level – non-residential)
*15 feet (Floors 2-6 – residential)
 - c. Side Setbacks (North Avenue):
East: 0
West: 0
- (e) Building Height:
55 feet – 3 inches

FINAL FOR PUBLICATION

Basement Floor Plan

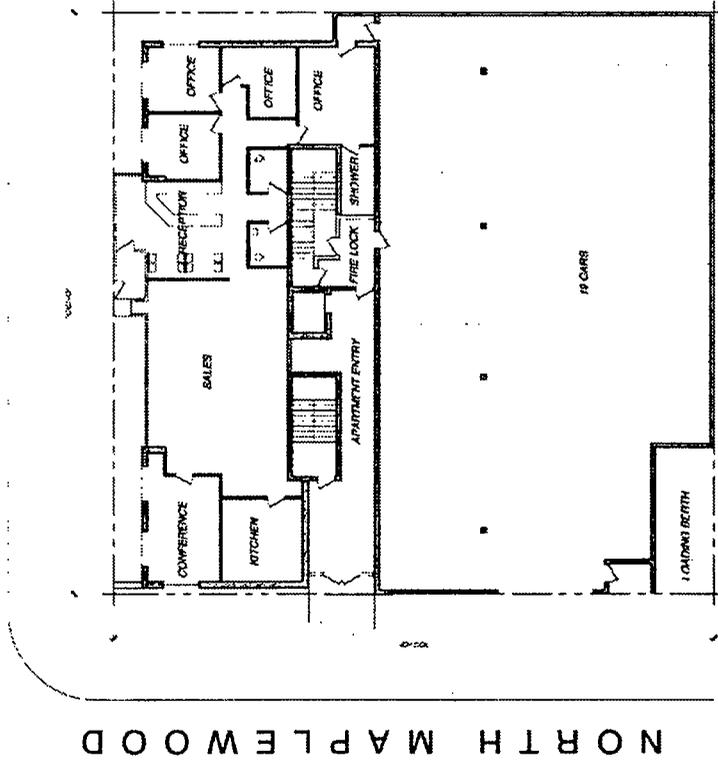


FINAL FOR PUBLICATION

2529 West Fullerton Avenue

Ground Floor Plan

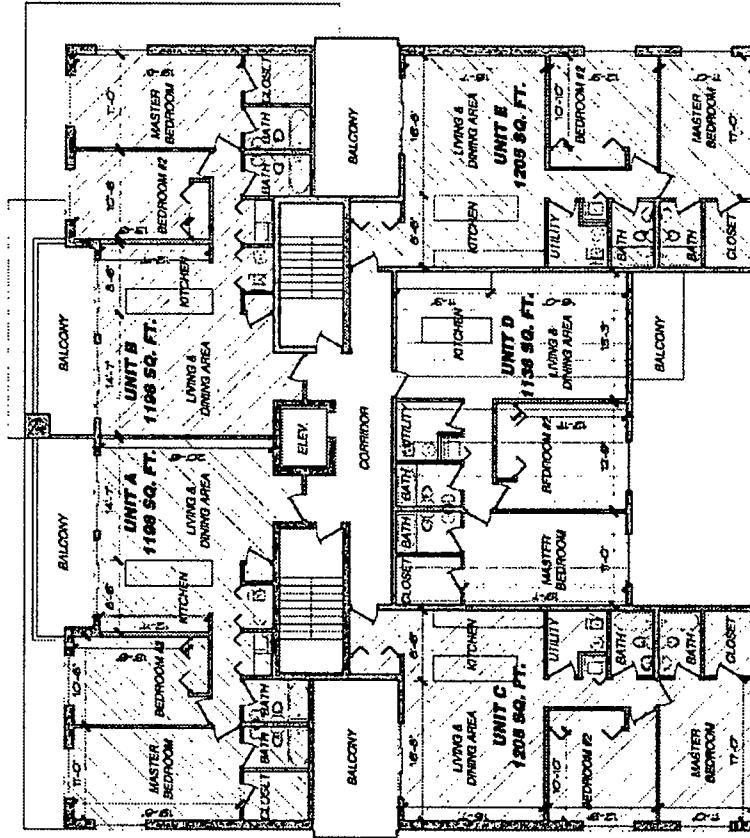
WEST FULLERTON



FINAL FOR PUBLICATION

PUBLIC ALLEY
2529 West Fullerton Avenue

Second thru Fourth Floor Plan



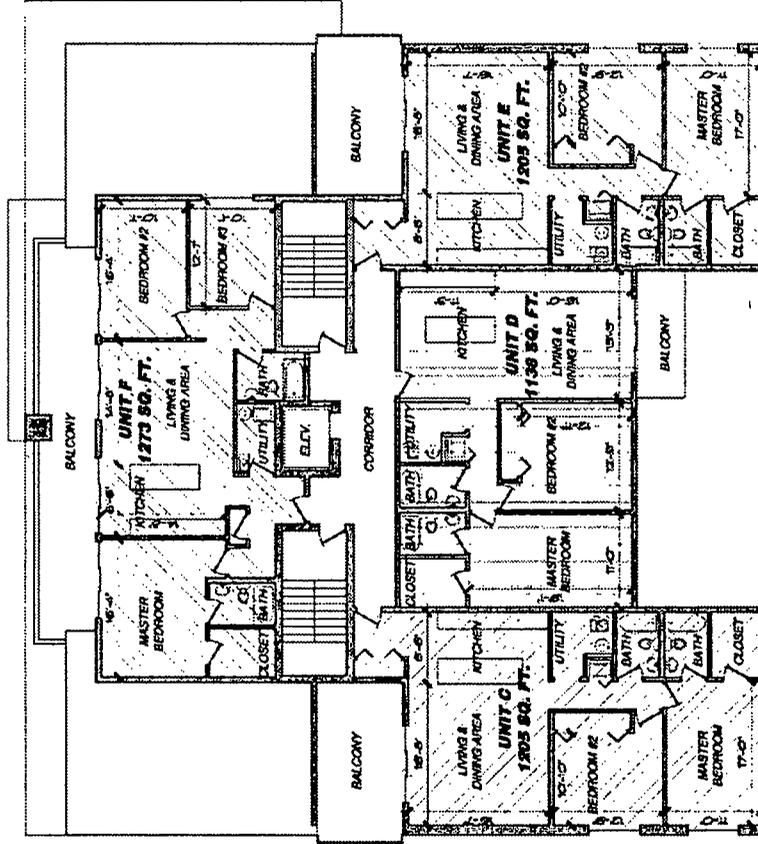
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15 UNITS

6610 SQ. FT. EACH FLOOR

2529 West Fullerton Avenue

Fifth Floor Plan

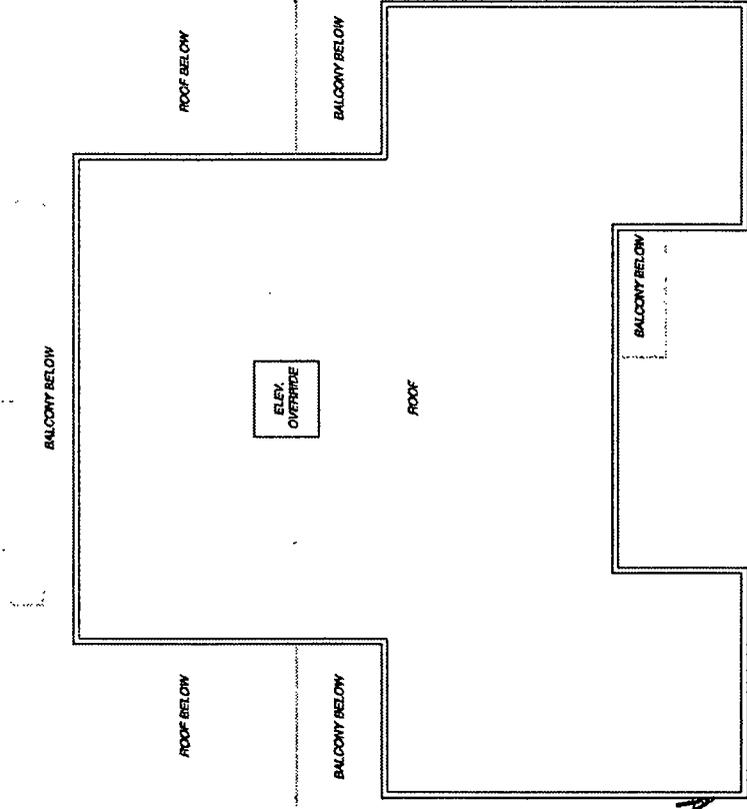


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4 UNITS
5504 SQ. FT.

2529 West Fullerton Avenue

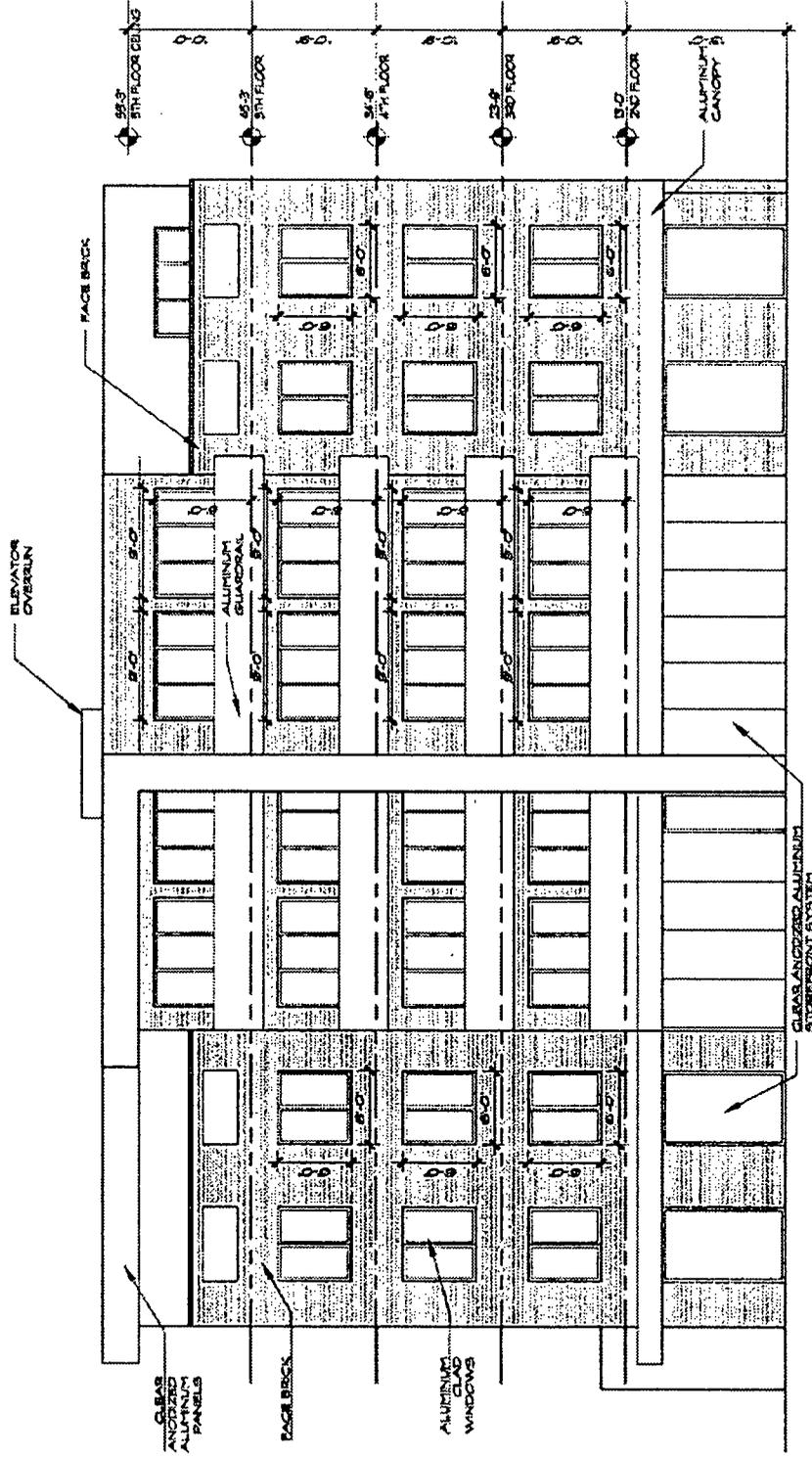
Roof Plan



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2529 West Fullerton Avenue

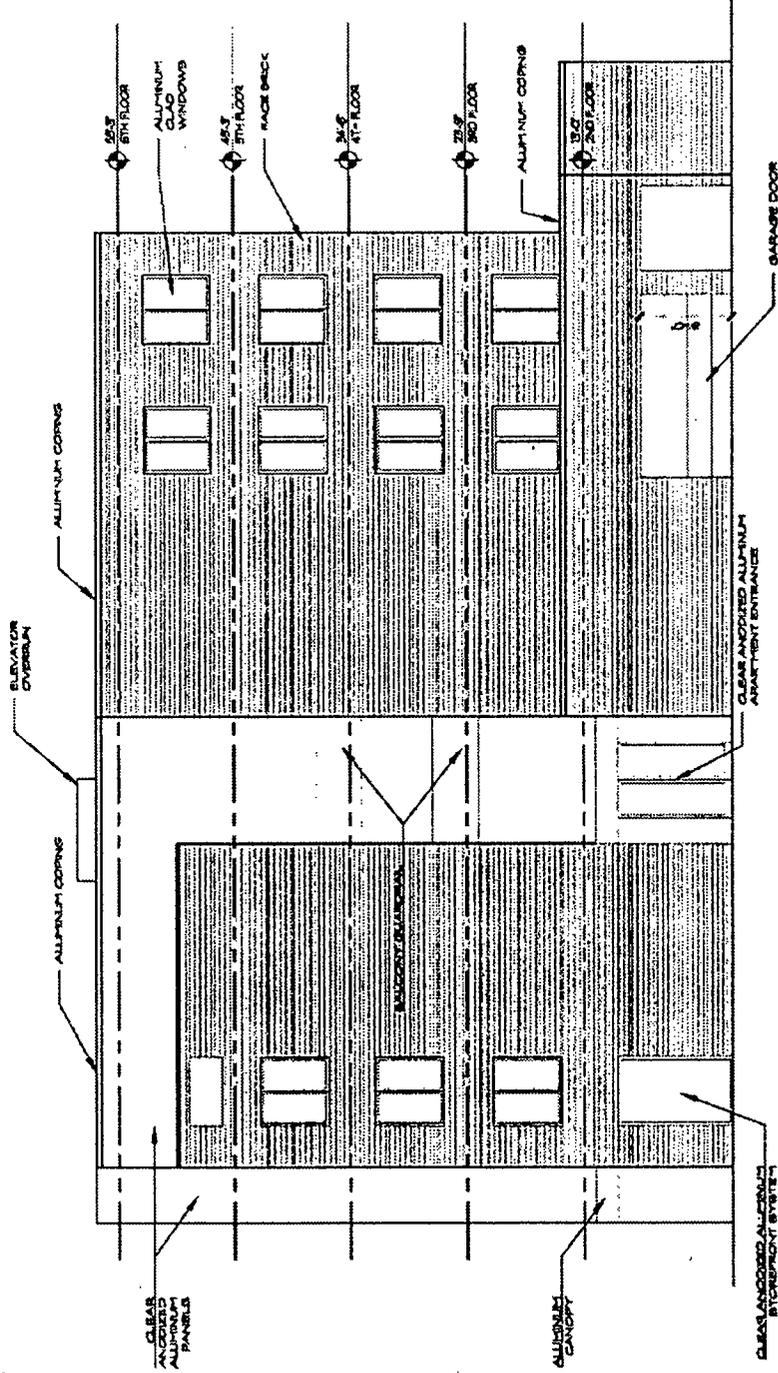
North Wall Elevation



2529 West Fullerton Avenue

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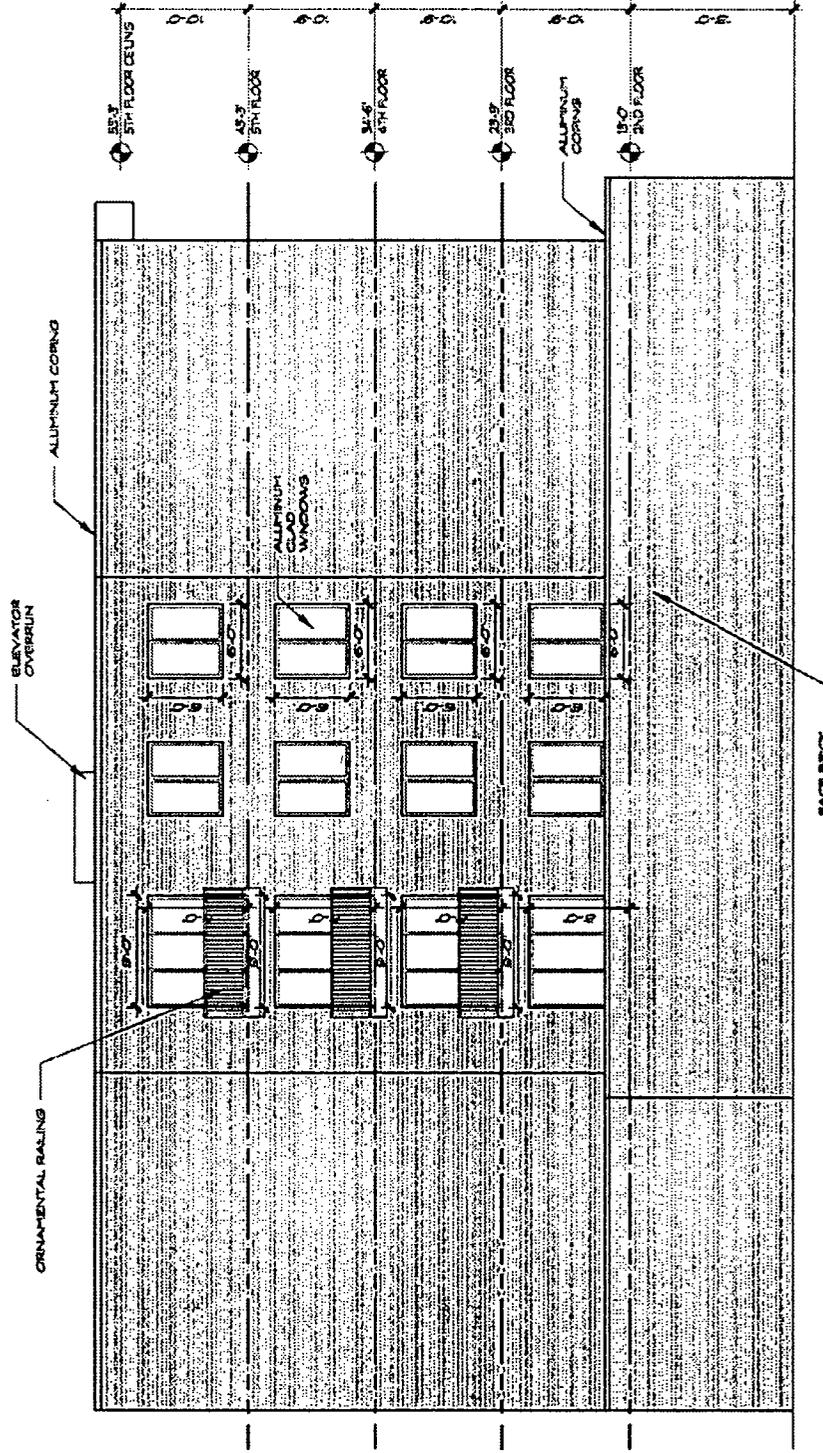
West Wall Elevation



2529 West Fullerton Avenue

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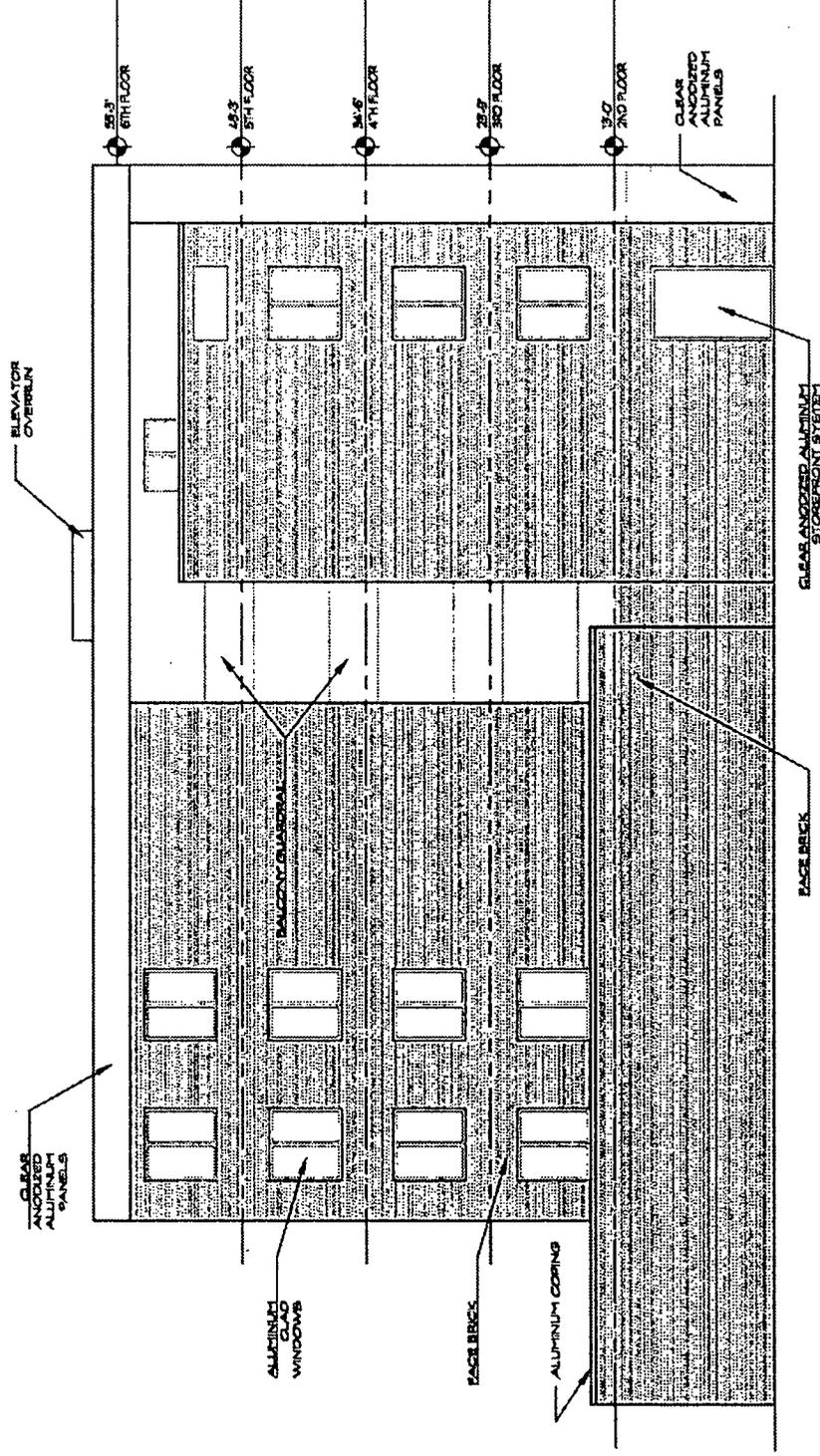
South Wall Elevation



2529 West Fullerton Avenue

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East Wall Elevation



2529 West Fullerton Avenue

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